



# 1480 N NEWPORT ROAD

Colorado Springs, CO 80916



## OVERVIEW

This is a very clean 53,600 SF industrial building on a 3.87 acre lot located near the Colorado Springs Airport. The inventory for this type of asset is extremely limited and will go quickly! Offering the property for lease or for sale, the building is perfect for an owner user or an investor looking for a clean industrial building. The building has ample parking, dock-high and drive-in doors, and state of the art fire suppression system. There is currently 11,000 RSF of office space with the balance warehouse.

## PROPERTY HIGHLIGHTS

- Fully leased to strong tenants
- Abundant parking
- Located near Colorado Springs Airport
- 23' stacking height
- ESFR Fire Suppression System



Sale Price:  
\$4,500,000



Lease Rate:  
\$5.50 SF/year  
(NNN)



Lot Size:  
3.87 Acres



Building Size:  
53,600 SF



Year Built  
2002



Zoning:  
PIP2

## OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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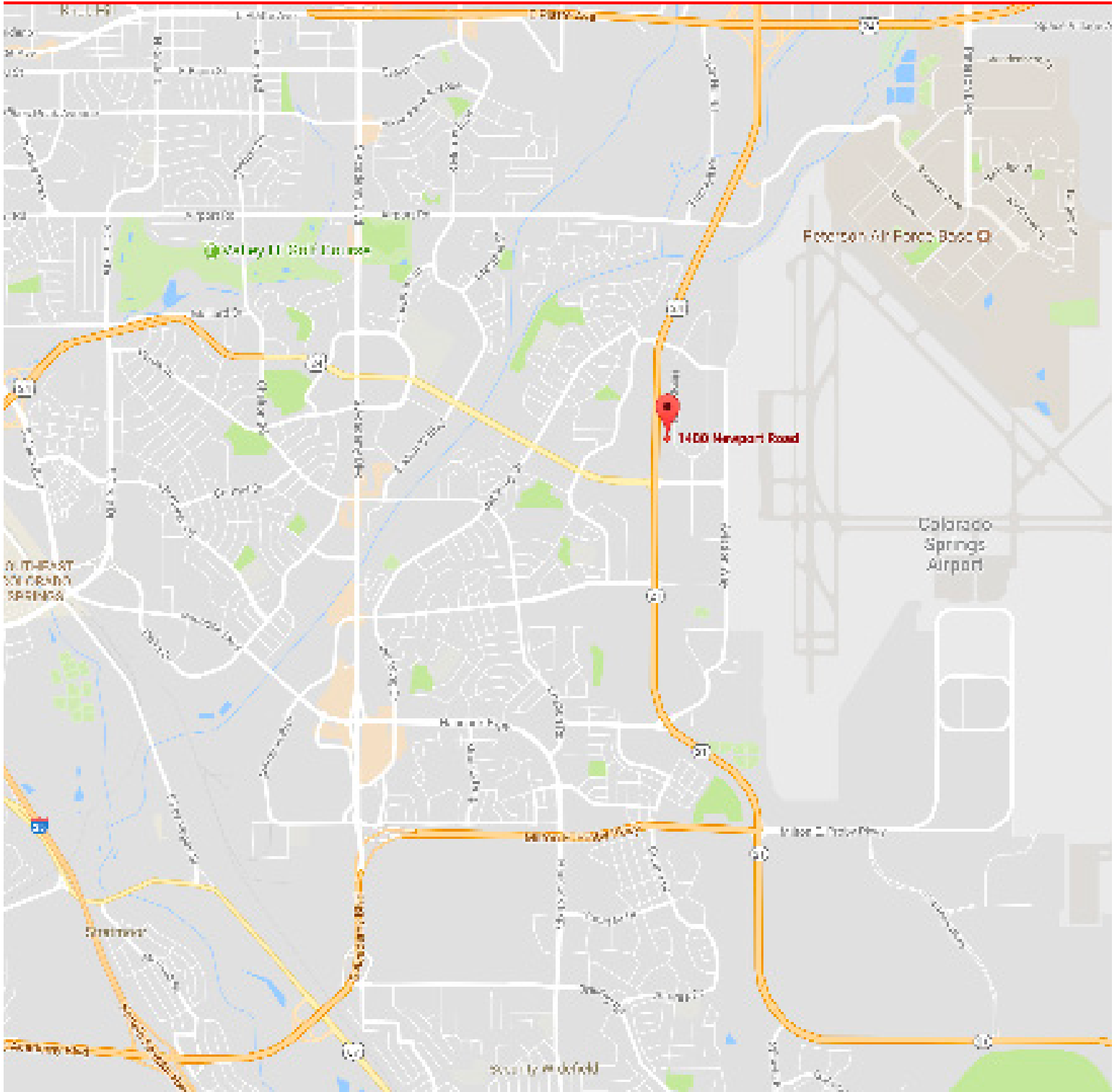
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